

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



May 17, 2015

David C. Landsman, PE
CAS Engineering
1800 I Street, NW, Suite 502
Washington, DC 20006

Via Emailed PDF and First Class Mail

Re: 1825 13th Street, NW - Lot 0812, Square 0275

Dear Mr. Landsman,

This letter will confirm the substance of our PDRM meeting on March 11, 2015. As presented during our meeting, the subject site is in the R-4 Zone and currently is an Assessment and Taxation (A&T) lot with a boarding house use. The project proposes to convert the existing structure to a multi-unit building, construct an addition to the rear, and renovate an existing accessory building. The A&T lot would be converted to a Record Lot in conjunction with permit submittals through filings with the Surveyor's Office. As discussed and more completely developed following our PDRM, I have reviewed the following items/zoning criteria relative to the proposed improvements:

Conversion Criteria

Conversions to a multi-unit building in the R-4 Zone are permitted as a matter of right for buildings constructed prior to 1958 under 11 DCMR 401.11. The subject building was constructed in 1930 and meets this criterion. As conversions are not defined under the zoning regulations, each case is reviewed individually. The proposed conversion proposes to retain 43.2% (2,714 square feet of the 6,285 total square feet) of the exterior walls of the existing building. This is detailed in the attached Sheets A-1.1 and A-1.2 provided and discussed during our meeting. The retention is not required to take into account fenestration or door/window openings that will be adjusted. Walls that will remain as interior walls, site walls or party walls not associated with the proposed/converted building are considered to be removed for the purposes of the retention calculations. The walls indicated to remain or be retained may be veneered as long as the structural shell of the building walls remains.

The site is able to support up to a seven (7) unit building, as its site area is 6,593 square feet with 900 square feet required per unit under 11 DCMR 401.3.

Based on the supplied sketches (Sheets A-1.1 and A-1.2), I conclude that this project qualifies as a conversion under 11 DCMR 401.11 and is able to be converted to up to a seven (7) unit residential building.

Building Stories

The building height measuring point is taken at the center of the building façade closest to a street lot line as defined under 11 DCMR 400.16. The areaway as shown is 4.0'-wide and is not considered a sunken patio as this is proposed as a minimum width to allow for pedestrian ingress and egress. The finished grade for story determination will be the grade immediately outside of the areaway entrance towards the street and not at the areaway grade as shown on the Conceptual Site Plan

Accessory Building/Garage

The existing accessory building is to remain and will be renovated. The resulting garage will have a covered walk on the north side, providing no side yard or court area. The accessory building will be extended vertically to a height of 15-feet, as permitted under 11 DCMR 2500.4, measured from the finished grade at the center of the accessory building facing the main structure. The interior of the accessory building will be utilized as a garage and recreation area for the units. Within the recreation area, there will be a wet bar (without a stove or cooking facility) and a half bathroom (without a bathing facility). This accessory building shall not be used as a dwelling unit.

Based on the supplied Conceptual Site Plan, I conclude the accessory building as shown meets the applicable zoning criteria under 11 DCMR 2500.

Roof Deck

The project has considered a roof deck over the renovated multi-unit building. Roof decks are permitted in the R-4 zone and do not count towards floor area. Railings around roof decks do not count towards building height. Roof structures are limited to access stairs/elevators, mechanical equipment and for recreational uses accessory to a communal rooftop recreation space per 11 DCMR 411.1. Roof structures shall not exceed one-third (1/3) of the roof area per 11 DCMR 411.8 and only one roof structure is permitted per 11 DCMR 411.3. Roof structures must be setback from the exterior walls of the building at a one-to-one (1:1) ratio with the height of the roof structure.

Other Requirements

In addition the following restrictions/elements are relative to the entire site:

- 3" per foot of height for minimum side yard (if side yard provided) for main building; 8.5' provided (34' building height assumed)
- 20% minimum pervious surface coverage (per 11 DCMR 412); not applicable, lot occupancy increase is less than 10%.
- 60% maximum lot occupancy (per 11 DCMR 403.2); 47.2% proposed
- 30% maximum required rear yard coverage (per 11 DCMR 2500.3); 0% proposed
- No side or rear yard setbacks required for accessory buildings that are not private garages, as long as 6' separation (minimum court width) from main building is maintained.

Accordingly, when a building permit is filed for, I will approve a building permit on this site for a multi-unit building conversion with a roof deck, story measurement and accessory structure improvements consistent with the information above and sketches attached to this letter. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments –

Exterior Wall Retention Plan, Sheet A-1.1
Exterior Wall Retention Plan, Sheet A-1.2
Conceptual Site Plan